

MINUTES

Edina Heritage Preservation Board

Edina City Hall – Council Chambers

Tuesday, October 14, 2014

7:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

Answering roll call was Chair Weber and Members, Moore, Sussman, McLellan, Mellom, Druckman and Otness. Absent were members Christiaansen and O'Brien. Staff present was Senior Planner, Joyce Repya. Preservation Consultant Robert Vogel was also in attendance.

III. APPROVAL OF MEETING AGENDA

Member McLellan moved to approve the meeting agenda. Member Sussman seconded the motion. All voted aye. The motion carried.

IV. APPROVAL OF THE MINUTES **September 9, 2014**

Member Moore moved approval of the minutes from the September 9, 2014 meeting. Member McLellan seconded the motion. All voted aye. The motion carried.

V. COMMUNITY COMMENT – None

VI. REPORTS & RECOMMENDATIONS

A. Certificates of Appropriateness

I. H-14-8 4625 Arden Avenue - New front entry canopy and new Detached garage

Planner Repya explained that the subject property is located on the east side of the 4600 block of Arden Avenue. The existing home, a Colonial Revival - Dutch Colonial style constructed in 1925, currently has a 2-car detached garage located on the north side of property in the rear yard. The Certificate of Appropriateness request entails construction of a new front entry canopy, and replacing an existing 2- car detached garage with a new garage. The plans also include an addition to the rear of the home that does not extend beyond the front façade of the home.

Ms. Repya pointed out that the plans for changes to the front of the home propose to add a flat entry portico with columns projecting approximately 4.5 feet from the front building wall over the existing stoop. A gambrel-roofed dormer centrally located on the second floor elevation is proposed above the portico.

Consultant Vogel provided a written evaluation of the project where he observed that the proposed new front entry porch will not significantly alter the scale or detract from the historic character of the façade; the columned portico design will help accentuate the front door, which will remain centered. Mr. Vogel added that the addition of a gambrel-roofed dormer above the

front entry is consistent with the Colonial Revival aesthetic. Mr. Vogel also observed that the replacement windows are appropriate for a historic home rehabilitation in the Country Club District; and the new work has been designed so that the remodeled house will be compatible in size, scale, color, and texture with other Colonial Revival style homes in the district.

Regarding the plans for replacing the detached garage, Planner Repya explained that the new structure is proposed to be a 528 square foot 2-car structure measuring 24' x 22' feet in area. The design of the structure is proposed to complement the Colonial Revival - Dutch Colonial style of the home with traditional gambrel roof design, stucco walls, and heavy cedar shake shingles with a traditional bell curved bottom at the eave. Trim board at eave height is provided on all elevations. On the west elevation attention to detail is provided with two custom entry doors.

The garage plans also demonstrate a roof with a height of 18" at the highest peak (same height as the existing garage), and is consistent with the dimensions of new garages which have been approved through the Certificate of Appropriateness process. Furthermore, the proposed location of the will be further back (to the east) on the lot to allow for construction of the proposed rear addition to the home.

Consultant Vogel observed that based on the plans presented, the design for the new garage appear to be compatible with the historic house in scale, size, and building materials and will not detract from the neighborhood's historic character.

Planner Repya pointed out that plans for the addition to the rear of the home were provided for the Board's information. The new living space has been designed to provide a compatible use of the home while at the same time maintain the home's overall historic character.

Concluding Staff's evaluation of the proposed improvements to the home, Planner Repya observed that since the proposed façade alterations are consistent with the Secretary of the Interior's standards for the rehabilitation of historic buildings, and new detached garage has been designed to be compatible with the historic house in scale, size and building materials and will not detract from the neighborhood's historic character, approval of the COA is recommended subject to the plans presented and placement of a year built plaque on the exterior of the new detached garage.

Findings supporting the approval recommendation include:

- The plans provided with subject request clearly illustrate the scale and scope of the proposed projects.
- The proposed detached garage will complement the architectural style of the home and not be detrimental to the adjacent historic structures.
- The proposed new front entry porch will not significantly alter the scale or detract from the historic character of the façade
- The changes to the front entry canopy and Gambrel roofed dormer on the front façade compliment the Dutch Colonial features of the home.
- The new work has been designed so that the remodeled house will be compatible in

size, scale, color, and texture with other Colonial Revival style homes in the district.

- The proposed façade alterations are consistent with the Secretary of the Interior's standards for the rehabilitation of historic buildings that lack individual architectural distinction.
- The information provided supporting the subject Certificate of Appropriateness meets the requirements of the Zoning Ordinance and the Country Club District Plan of Treatment.

Applicant Representative: Scot Waggoner, w.b. builders - Available to respond to questions

Public Comments: None

Board Discussion:

Member Mellom commented that she thought the plans demonstrated a nice design; however she opposed the changes to the front façade because they would destroy the historic features of the home and were inconsistent with the direction provided in the district's plan of treatment and the Secretary of the Interior's Standards for Rehabilitation.

Member Sussman observed that he believed the proposed design changes to the home and the new detached garage were compatible with the Dutch Colonial style of the home; adding that he viewed the changes to be an upgrade to the property. He added that the cross-gambrel style proposed on the front elevation was common for homes constructed during the district's period of significance.

Member Moore agreed with Member Sussman's comments adding that he too believed the proposed changes were complete, enhance the property and comply with the district's plan of treatment.

Chair Weber stated that he believed the plans complemented the Dutch Colonial style of the home. He also pointed out that the Secretary of the Interior's Standards recommend that changes, if removed in the future will not impair the form and integrity of the historic property; and he believed the proposed changes to this home follow that recommendation. Mr. Weber added that he believed the enlarged window openings on the front façade improve the home's proportions.

Member Mellom observed that she believed it is not the task of the HPB to determine what changes to a property are compatible with the historic homes; rather the board's primary charge is to ensure that the historic street facades and streetscapes are preserved.

Chair Weber responded that his understanding of the district's plan of treatment is that residents are allowed to make changes to their homes with guidance. The plan of treatment was designed to meet the needs of the Country Club District, and was written to allow changes

which may not follow the strictest preservation standards found in some other historic communities. He pointed out that the Secretary of the Interior's Standards, used as a basis for the plan of treatment's design review are intended to promote responsible preservation practices. He added that now that a majority of the homes are 80 years or older, it is understood they will need work, and the plan of treatment will be the guide.

Planner Repya agreed with Chair Weber's comments, pointing out that the goal of the district's plan of treatment is not to prevent change, but rather to provide guidance for potential changes to ensure that the houses and streetscape maintain their historic integrity. She added that changes have been allowed to the street facing facades of the district's homes as long as the changes are vetted through the Certificate of Appropriateness process.

Consultant Vogel pointed out that the preferred treatment for heritage preservation resources in the district is rehabilitation which is defined as "The act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values." Mr. Vogel pointed out that change is inherent with rehabilitation, and it is not the intention of the plan of treatment to freeze dry the architecture of the district. He added that the HPB has followed the directive of the City Council who enacted the preservation ordinance which gives owners as much latitude as possible in adjusting the character of their homes as long as the integrity of the district as a whole is preserved.

Addressing the subject project, Mr. Vogel observed that the composition of this Dutch Colonial home is unusual in the Country Club District and the proposed introduction of the gambrel-roofed dormer on the front façade actually helps accentuate the front entrance which is a main feature in Colonial Revival architecture. He concluded that the proposed changes to the front façade of the home are legitimate design decisions to make in the 21st Century with a challenging architectural style - they've done a good job.

Motion:

Member Moore moved approval of the Certificate of Appropriateness request subject to the plans presented and a year built plaque be installed on the exterior of the garage. Member McLellan seconded the motion. Members Sussman, Weber, McLellan, and Moore voted aye. Member Mellom voted nay. The motion carried.

2. H-14-7 4511 Browndale Avenue - Change to street facing façade

Planner Repya explained that the subject property is located on the east side of the 4500 block of Browndale Avenue. The existing home constructed in 1924 has an attached 2-car garage. She reminded the board that a COA application for a renovation project to the home was considered at the September 9th HPB meeting. Those plans included removing the existing roof, and adding a 3rd story which as defined in the District's plan of treatment, would be considered a demolition of the original home since more than 50% of the roof was to be been

removed. Because the home was constructed during the District's period of significance the (1924 - 1944) demolition cannot be a consideration, thus the application for the COA was denied.

Ms. Repya pointed out that the application currently under consideration includes new plans for changes to the street facing façade and an addition to the rear of the home. Details of the plans included the following elements:

- Reduction in the size of the front entry overhang from 5' x 13' to 2.5' x 11';
- Replacing the windows in the same location, but increasing the window size in some instances; and
- Removing the shingled eyebrow extension over the first floor windows and replacing it with a trim band.

Ms. Repya added that plans for an addition to the rear of the home were provided for the Board's information. The new spaces include a rebuilt attached 3-car garage on the south elevation utilizing the same driveway, and a family room addition on the first floor; with expanded bedroom spaces on the second floor - changes which provide a compatible use of the home while at the same time maintain its overall historic character.

Preservation Consultant Robert Vogel evaluated the project and in a written evaluation commented that:

When built in 1924, the subject home lacked architectural significance but shared a number of design characteristics common to the majority of homes built in Country Club during the district's period of historical significance (1924-1944). Those characteristics include its compound rectangular ground plan, two-story wall height, symmetrical façade, hip roof, and stucco wall cladding.

As with the great majority of the houses in the district, its original decorative detailing was little more than a skin-deep embellishment of a basic suburban house form. Although it exhibits some aspects of the Craftsman and Prairie styles, these are minor design elements and should not be viewed as significant character defining features. Mr. Vogel pointed out that the home as it appears today, does not embody the distinctive design elements that would make it individually significant as an authentic specimen of Craftsman or Prairie style architecture (neither of which is considered a Period Revival style).

Addressing the proposed alterations to the exterior appearance of the house by replacing the existing windows and entry on the front elevation, Mr. Vogel observed that the original roof shape and stucco wall cladding will be retained, and it appears that the applicant has made a reasonable effort to preserve the historic character and details of the original building façade, thus the proposed changes will not compromise the historic integrity of the Country Club historic district.

Mr. Vogel also observed that as a result of the proposed changes to the home, its distinguishing

historical qualities will not be destroyed and the property will be visually compatible with the size, scale, color, and materials of other historic homes in the district - thus approval of the Certificate of Appropriateness subject to the plans presented was recommended.

Planner Repya stated that she agreed with Consultant Vogel' evaluation and approval recommendation, pointing out that the proposed plans were well thought out - reflecting meetings with the city staff and preservation consultant, research into the city's records on the Country Club District homes, as well as consideration of the comments expressed at the September HPB meeting.

Ms. Repya added that new plans ensure that the character and historic integrity of the original home will not be compromised - the height, scale and mass of the original home remain untouched. Furthermore, the proposed plans entail changes to the front façade of the home that are not unlike changes which have been approved for other homes in the District through the COA process.

Ms. Repya concluded that findings supporting the recommendation include:

- The proposed plans meet the plan of treatment guidelines for new construction by being compatible in materials, size, scale, and texture with other historic homes in the district.
- The proposed changes are consistent with the character and historic integrity of the subject home as well as the adjacent historic structures.
- The plans provided with subject request clearly illustrate the scale and scope of the proposed projects.
- The information provided supporting the subject Certificate of Appropriateness meets the requirements of the Country Club District Plan of Treatment, and the Zoning Ordinance.

Applicant Representatives: Available to respond to questions

- **Lon Oberpriller, Replacement Housing Services Consortium, LLC**
- **Kevin & Laura Carlson, owners 4511 Arden Avenue**

Public Comments:

- **Dan Dulas** **4609 Bruce Avenue**

Mr. Dulas explained that he believed it is important to maintain the streetscapes in the district and the proposed plans were not in keeping with the plan of treatment - pointing out that the changes to the windows and the reduction in the size of the front entry were not consistent with the Prairie architectural style of the home.

Mr. Dulas then asked Consultant Vogel if changes approved through the COA process could have the consequence of removing a home's historic resource status.

Consultant Vogel responded that the heritage resource status of homes receiving COA approvals will not be in lost. He pointed out that the district is one historic resource with 550

components, and the plan of treatment recognizes that changes to the homes are inevitable. How to mitigate adverse effects of the change is of utmost importance and one of the responsibilities of the HPB when reviewing COA applications. He added that the HPB is advisory to the City Council, and it is the City Council who directed the preservation ordinance and the district's plan of treatment to allow for controlled changes in the district. If that direction were to change, thus preventing changes to the street facades of the homes, both documents would have to be rewritten and approved by the City Council.

Board Discussion:

Member Mellom stated that the HPB is responsible to preserve the original streetscape of the homes in the district which have changed very little from the 1920's and 1930's. Regarding the proposed changes to the front façade of 4511 Browndale Avenue, Ms. Mellom opined that she believed removal of the front porch, the picture windows and the eyebrow trim above the first floor windows will have a detrimental effect on the historic integrity of the home, as well as the streetscape. Furthermore, she believed that if approved the changes would put the home at risk to be torn down in the future, and she was not in favor of approving the COA request.

Member Sussman explained that he believed the changes in the plans from the September submittal were favorable. They are no longer proposing to alter the roofline, and the character of the home retains aspects of the original home to include the form, mass and building materials. Also, extending the horizontal trim board the full width of the house enhances the horizontal treatment that currently exists. Mr. Sussman concluded that overall the plans are a step in the right direction in terms of updating the home, but not creating something different from what currently exists.

Member Moore commented that he appreciated the applicants coming back with the revised plans; adding that the changes to the plan have embraced the essence of the historic home.

Motion:

Member Moore moved approval of the COA request for changes to the street facing façade of the home subject to the plans presented. **Member McLellan** seconded the motion. **Members Sussman, Weber, McLellan and Moore** voted aye. **Member Mellom** voted nay. The motion Carried.

VII. OTHER BUSINESS

A. City Council Work Session - September 16th: Board Member Reflections

Chair Weber observed that the board's annual work session with the Council included a review of the 2014 work plan initiatives as well as a preview of the work the board is proposing for 2015.

Member Moore commented that he believed the meeting went very well. Former Chair Birdman led a good discussion, and the Council appeared pleased with the progress of the HPB.

B. 2015 Work Plan Council Work Session: Chair Report

Chair Weber explained that on September 16th the City Council held a work session with all board and commission chairs to review each groups proposed 2015 Work Plans. He observed that it was interesting to hear the work planned for the coming year for the respective boards and commissions. The HPB's proposed 2015 work plan was well received by the Council; and they particularly liked the several designations for heritage landmark status scheduled for the coming year.

C. Wooddale Bridge MnDOT Report:

Consultant Vogel explained that the Wooddale Bridge report received from MnDOT consultants LHB, Mead & Hunt was commissioned by MnDOT as part of a management plan for all bridges that fall within their jurisdiction. The Wooddale Bridge was identified as a potential historic property, and the report provides not only a good physical description, but also lays out the equivalent of a plan of treatment for potential improvements which may be required in the future.

Mr. Vogel pointed out that currently MnDOT is in the midst of a parallel project to list this bridge on the National Register of Historic Places with the National Park Service; and once that is completed, the HPB will move forward to designate the Wooddale Bridge an Edina Heritage Landmark property.

Member Moore asked if when the HPB moves forward on the Edina Heritage Landmark designation of the bridge would we be able to elaborate on the report provided by MnDOT. Mr. Vogel explained that MnDOT's report would be incorporated with the nomination study, but it would also include information available from the city records and the Edina Historical Society.

Member Moore also wondered if the bridge was constructed of the same stone as the St. Stephen's Church. Member Sussman stated that the materials were the same Platteville limestone. He added that the he was concerned about the deteriorated state of the bridge's limestone cited in the report, and wondered who would oversee any future restoration. Consultant Vogel pointed out that once designated an Edina Heritage Landmark, the bridge's plan of treatment and oversight of improvements will be the responsibility of the HPB.

Chair Weber commented that when he attended the AASLH Preservation Conference last month, he sat in on a seminar about historic bridges that included some great examples of restoration work that maintained the historic character of the original structures.

A general discussion ensued regarding the Wooddale Bridge. All agreed that they looked forward to receiving the National Register application from MnDOT to start the designation process. No formal action was taken.

D. Election of Officers: Fill Vice Chair Vacancy - Continued to November Meeting

VIII. CORRESPONDENCE & PETITIONS - None

IX. CHAIR AND BOARD MEMBER COMMENTS

Member Moore shared the following:

1. **Community education class - “Southdale: A Building That Changed America”**, Tuesday, October 21st at the Edina Community Center. Cost \$10. Mr. Moore explained that Marty Rud, Southdale’s first public relations director will talk about the early days of the mall and events he orchestrated. It should be a fascinating event, and all are encouraged to attend.
2. **Grange Hall** - Mr. Moore reported that he noticed 2 holes in the siding on the exterior of the building which should be repaired prior to winter setting in. Planner Repya asked Mr. Moore to get back to her on the exact location of the holes, and she will report them to the city’s facilities manager.

Member Sussman shared the following:

1. **Country Club District Walking Tour** - Mr. Sussman commented that he was pleased to receive information that a group of residents in the Country Club District are planning an architectural tour of their neighborhood for May 9, 2015. He added that he hoped the organizers will be collaborative with the HPB in planning the event.
2. **Architect, Elizabeth Close (6909 Dakota Trail)** - Mr. Sussman observed that the October 5th Home Section of the Star Tribune highlighted a new home in the Morningside neighborhood owned by Jane Hession and Bill Olexy who happen to be working on a documentary of the life of Architect, Elizabeth Close. Since the HPB is working with the owner of 6909 Dakota Trail (designed by Elizabeth Close) on a future landmark designation of the home, he suggested that the HPB invite Ms. Hession and Mr. Olexy to share their knowledge of Elizabeth Close. The board agreed that would be a good idea.

X. STAFF COMMENTS

XI. NEXT MEETING DATE November 10, 2014 (MONDAY)

XII. ADJOURNMENT 8:05 p.m.

Respectfully submitted,
Joyce Repya